

Note: The following case(s) is/are included in this ad.

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Process No.	Applicant Name
<u>03-306</u>	<u>JOSE A. REY</u>
<u>04-270</u>	<u>IRA & BAMBI GRABOW</u>
<u>04-435</u>	<u>IRENE G. ATHANS</u>
<u>04-309</u>	<u>SUMMERVILLE DEVELOPMENT, INC.</u>
<u>05-253</u>	<u>DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING</u>
<u>05-254</u>	<u>DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 10/6/05 TO THIS DATE:

HEARING NO. 05-7-CZ10-5 (04-435)

1-54-39
BCC
Comm. Dist. 12

APPLICANT: IRENE G. ATHANS

IRENE G. ATHANS is appealing the decision of Community Zoning Appeals Board #10, which denied the following:

EU-1 to EU-M

SUBJECT PROPERTY: Lots 16, 17, 18 & 19, Block 4, SWEETWATER ESTATES SUBDIVISION, Plat book 28, Page 36.

LOCATION: 116.865' south of N.W. 6 Street and east of N.W. 122 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.372 Acres

EU-1 (Estates 1 Family 1 Acre Gross)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

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APPLICANTS: IRA & BAMBI GRABOW

IRA & BAMBI GRABOW are appealing the decision of COMMUNITY ZONING APPEALS BOARD #12, which denied the following:

(1) EU-1 to EU-S

OR IN THE ALTERNATIVE TO REQUEST #1, THE FOLLOWING:

(2) Applicant is requesting to permit a lot with an area of .645 gross acre and a lot with an area of .793 gross acre (1 gross acre required for each).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Specific Purpose Survey, Site Plan, Ira Grabow," as prepared by Robayna and Associates, dated stamped received 4/19/05. Plan may be modified at public hearing.

SUBJECT PROPERTY: The east 257' of Lots 1 & 2 in Block 3, AMENDED PLAT OF GRANADA PARK, Plat book 40, Page 21.

LOCATION: The Southwest corner of S.W. 76 Street & S.W. 48 Court; A/K/A: 4820 S.W. 76 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.438 Gross Acres

EU-1 (Estates 1 Family 1 Acre Gross)

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THE FOLLOWING HEARING WAS DEFERRED & RELINQUISHED JURISDICTION BY COUNCIL #12 TO THE BOARD OF COUNTY COMMISSIONERS ON 3/10/04 TO THIS DATE:

HEARING NO. 04-1-CZ12-4 (03-306)

26-54-40
BCC
Comm. Dist. 7

APPLICANT: JOSE A. REY

- (1) Applicant is requesting to permit a single-family residence to setback 5' from the interior side (west) property line (15' required).
- (2) Applicant is requesting to permit a parcel of land with a lot frontage of 50' (125' required) and a lot area of 0.91 acre (1 acre required) as a single-family residence.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Custom Residence for Mr. Jose Rey," as prepared by Puig Architects/Planners, dated 9/5/03 and 9/9/03 and consisting of 5 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: A part of the west $\frac{1}{2}$ of the west $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ in Section 26, Township 54 South, Range 40 East and described as follows:

Beginning at 230' east of the Northwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence continuing east 107.95' to the E/ly line of the west $\frac{1}{2}$, of the west $\frac{1}{2}$, of the west $\frac{1}{2}$, of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence south 415' along the east line of the west $\frac{1}{2}$, of the west $\frac{1}{2}$, of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence west along a line 415' south of and parallel with the north line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ in Section 26, Township 54 South, Range 40 East 88.31'; thence north along the Palmetto Expressway Right-of-Way line 315.69' to an angle point therein; thence NW/ly along the said Palmetto Expressway Right-of-Way line 100' to the Point of beginning.

LOCATION: The southeast corner of theoretical S.W. 68 Street and the Palmetto Expressway (S. R. #826), Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.91 Acre

PRESENT ZONING: EU-1 (estates 1 Family 1 Acre Gross)

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APPLICANT: SUMMERVILLE DEVELOPMENT, INC.

SPECIAL EXCEPTION to permit a charter school.

Plans are on file and may be examined in the Zoning Department entitled "Summerville Charter School," as prepared by Juan A. Rodriguez – Ra Jomoca and consisting of 7 pages dated stamped received 7/8/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Commencing at the Southwest corner of said Section 19; thence N01°04'14"E, for 1,668.57' along the west line of said Section 19; thence S88°53'36"E, for 265.8' to the Point of beginning; thence N01°06'24"E, for 294.83'; thence S88°53'32"E, for 224.96'; thence S01°09'08"W, for 50'; thence S88°53'32"E, for 175'; thence S01°09'05"W, for 244.87'; thence N88°53'36"W, for 399.72' to the Point of beginning.

LOCATION: The Northwest corner of theoretical S.W. 243 Street & theoretical S.W. 115 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.51 Net Acres

PRESENT ZONING: PAD (Planned Area Development)

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APPLICANT: DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING

GU, RU-1, RU-2, RU-3M, GP, BU-1, BU-1A, BU-2, BU-3, IU-1 to GCUC (Goulds Community Urban Center District)

SUBJECT PROPERTY: Beginning at the Intersection of the South R/W line of Black Creek Canal and the centerline of the theoretical S.W. 114 Avenue, then south along the centerline of S.W. 114 Avenue to the intersection with the centerline of S.W. 214 Street, then east along the centerline of S.W. 214 Street, to the intersection with the centerline of S.W. 113 Avenue, then south along the centerline of S.W. 113 Avenue to the intersection with the centerline of S.W. 216 Street, then west along the centerline of S.W. 216 Street to the intersection with the centerline of S.W. 115 Avenue, then south along the centerline of S.W. 115 Avenue to the intersection with S.W. 220 Street (Old Cutler Road), then west along the centerline of S.W. 220 Street (Old Cutler Road) to a point located approximately 190' west of the centerline of S.W. 120 Avenue, then north along a theoretical line 190' west and parallel to the centerline of S.W. 120 Avenue to the intersection with the centerline of S.W. 216 Street (Hainlin Mill Drive); thence east along the centerline of S.W. 216 Street (Hainlin Mill Drive) for a distance of 30' to a point 160' west of the centerline of S.W. 120 Avenue, then north along a line 160' west of and parallel to the centerline of S.W. 120 Avenue to the centerline of S.W. 215 Street, then east along the centerline of S.W. 215 Street for a distance of 25' to a point 135' west of the centerline of S.W. 120 Avenue, then north along a line 135' west of and parallel to the centerline of SW 120 Avenue for a distance of 132' to a point, said point located 135' west of the centerline of SW 120 Avenue, then east 5' to a point 130' west of the centerline of SW 120 Avenue, then north along a line 130' west of and parallel to the centerline of S.W. 120 Avenue for a distance of 50', then west 5' to a point 135' west of the centerline of S.W. 120 Avenue, then north along a theoretical line 135' west of and parallel to the centerline of S.W. 120 Avenue to the intersection with the south right-of-way line of Black Creek Canal, then meandering east along the south right-of-way line of Black Creek Canal to the Point of beginning (intersection with the centerline of theoretical S.W. 114 Avenue).

LOCATION: Lying south of Black Creek Canal (C1-W), north of Old Cutler Road (S.W. 220 Street), and between S.W. 113 Avenue and approximately 190' west of S.W. 120 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 220 Acres

GU (Interim)
RU-1 (Single-Family Residential)
RU-2 (Two Family Residential)
RU-3M (Minimum Apartment House 35.9 units/net acre)
GP (Government Property)
BU-1 (Business – Neighborhood)
BU-1A (Business – Limited)
BU-2 (Business – Special)
BU-3 (Business – Liberal)
IU-1 (Industry – Light)
GCUC (Goulds Community Urban Center District)

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APPLICANT: DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING

GU, AU, EU-M, RU-1, RU-1M(a), RU-1M(b), RU-1Z, RU-2, RU-TH, RU-4L, PAD, BU-1, BU-1A, BU-2, BU-3, IU-1, IU-2, IU-3 & IU-C, to PCUC (Princeton Community Urban Center District)

SUBJECT PROPERTY: Portions of Sections 22, 23, 26 & 27, Township 56 South, Range 39 East being more particularly described as follows: Beginning at the centerline of the intersection of S.W. 127th Avenue and S.W. 256th Street of Section 26, Township 56 South, Range 39 East; thence north, along the centerline of S.W. 127th Avenue to the intersection with the centerline of S.W. 240th Street; thence west along the centerline of S.W. 240 Street to the intersection with the centerline of S.W. 137 Avenue; thence continue west along the centerline of SW 240 Street for 542'± to a point on the Urban Development Boundary (UDB) Line; thence on an assumed bearing S00°44'41"W for 1,440'± to a point; thence N89°26'32"E for 542'± to the centerline of S.W. 137 Avenue; thence south along the centerline of S.W. 137 Avenue to the intersection with the centerline of S.W. 248 Street; thence west along centerline of S.W. 248 Street to the intersection with the centerline of S.W. 139 Avenue; thence south along the centerline of S.W. 139 Avenue to the intersection with the centerline of S.W. 252 Street; thence west along the centerline of S.W. 252 Street to the intersection with the centerline of S.W. 142 Avenue; thence on an assumed bearing S41°03'51"W for approximately 1,737'± to the centerline of the intersection of S.W. 256 Street and S.W. 144th Avenue; thence east along the centerline of S.W. 256 Street to the intersection with the centerline of Packing House Road; thence on an assumed bearing S48°10'08"E for approximately 358'± to the centerline of State Hwy No. 5; thence NE/ly along the centerline of State Hwy. No. 5 for 305'± to the intersection with the centerline of theoretical S.W. 256 Street; thence east along the centerline of theoretical S.W. 256 Street to the Point of beginning (The intersection with the centerline of S.W. 127 Avenue).

LOCATION: Lying south of S.W. 240 Street, north of S.W. 256 Street, west of S.W. 127 Avenue and east S.W. 144 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 824 Acres

GU	(Interim)
AU	(Agricultural – Residential)
EU-M	(Estates Modified 1 Family 15,000 sq. ft. net)
RU-1	(Single-Family Residential)
RU-1M(a)	(Modified Single-Family 5,000 sq. ft. net)
RU-1M(b)	(Modified Single-Family 6,000 sq. ft. net)
RU-1Z	(Single-Family Zero Lot Line 4,500 sq. ft. net)
RU-2	(Two-Family Residential 7,500 sq. ft. net)
RU-TH	(Townhouse – 8.5 units/net acre)
RU-4L	(Limited Apartment House 23 units/net acre)
PAD	(Planned Area Development)
BU-1	(Business – Neighborhood)
BU-1A	(Business – Limited)
BU-2	(Business – Special)
BU-3	(Business – Liberal)
IU-1	(Industry – Light)
IU-2	(Industry – Heavy)
IU-3	(Industry – Unlimited)
IU-C	(Industry – Conditional)
PCUC	(Princeton Community Urban Center District)

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